



Office of Economic Development

Division of Business and Housing Services
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DENVER THE MILE HIGH CITY

John W. Hickenlooper
Mayor

Mercy Housing Mountain Plains is the Colorado regional housing development arm of Mercy Housing Inc, and has been awarded a total of \$920,000 from the Office of Economic Development for construction of Bluff Lake Apartment Homes. This proposed development will provide 92 units of permanent supportive affordable rental housing for households earning up to 50% of the Area Median Income.

Location:

Bluff Lake Apartment Homes
3100 – 3180 Hanover Street
Council District 11

Total Project Costs: \$17,527,475

Project Timeline: Construction start planned first quarter, 2011

Project:

Zoning: CMU - 20
Site Size: 2.33 acres
Building Size: Residential – 106,767 square feet
Commercial – not applicable

Units: 92 total units

Units/AMI	30% AMI	40% AMI	50% AMI
1 Bedroom/1 Bath	13	8	15
2 Bedroom/1 Bath	16	5	24
3 Bedroom/2 Bath	2	2	6
Manager unit			
TOTAL	31	15	45

Funding

Source	Amount
City HOME	\$920,000
LIHTC (committed)	\$10,748,925
CDOH (awarded)	\$879,000
FHLB-AHP (pending)	\$450,000
Forest City (land donation)	\$1,300,000
Bank Perm Loan (tbd)	\$3,048,383
CCH (deferred developer fee)	\$181,167

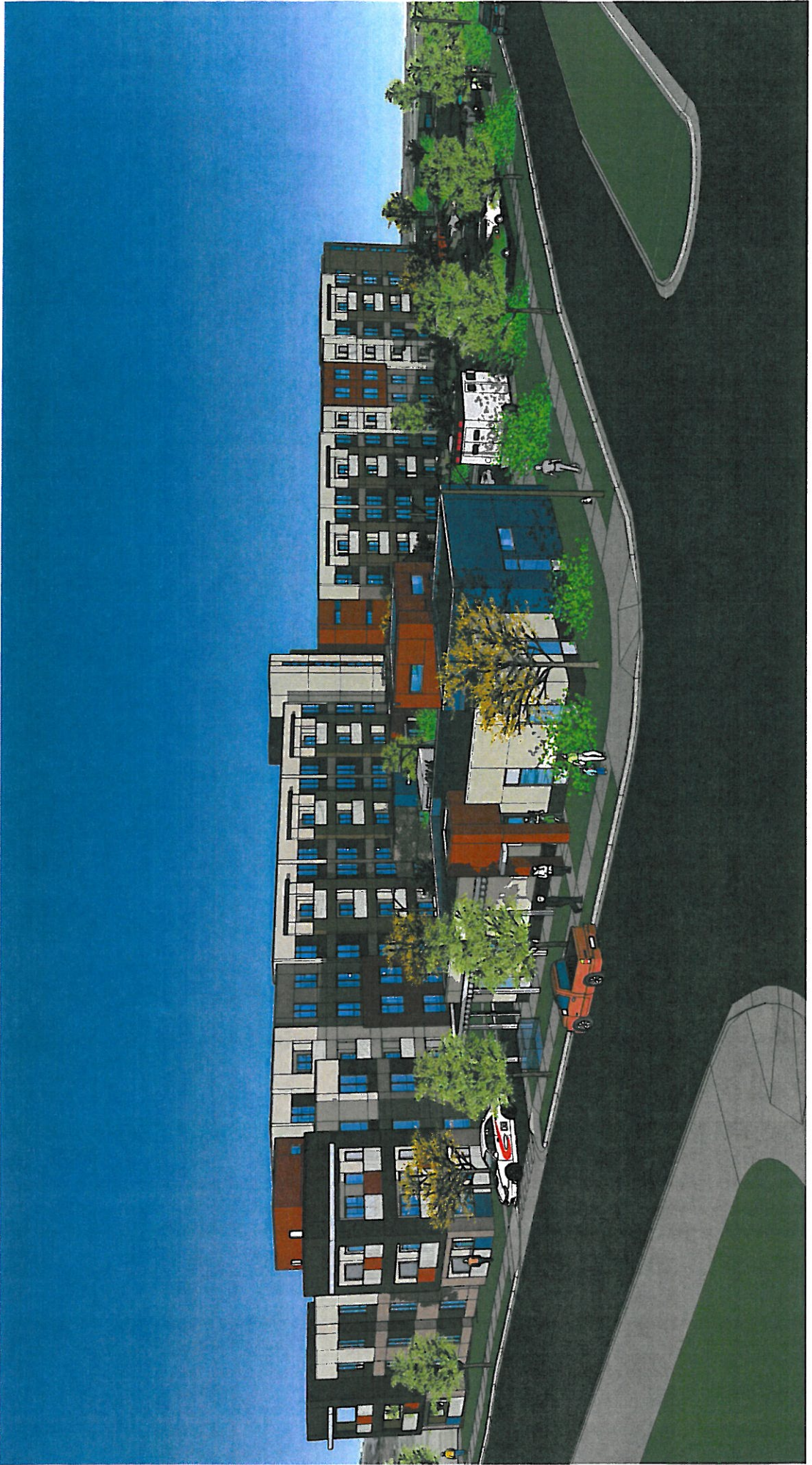
Amenities: Unit: Full kitchens including electric range/oven, refrigerator, dishwasher, garbage disposal; air conditioning; window coverings; internet access.
Development: Laundry facility; on-site playground; social services meeting room; community room with common kitchen; outdoor courtyard; video surveillance; secured access; elevator service; computer room.

Parking: surface parking spaces

Services: On-site services focused on developing self-sufficiency, connecting residents to existing services at CCH and other providers

City Benefits:

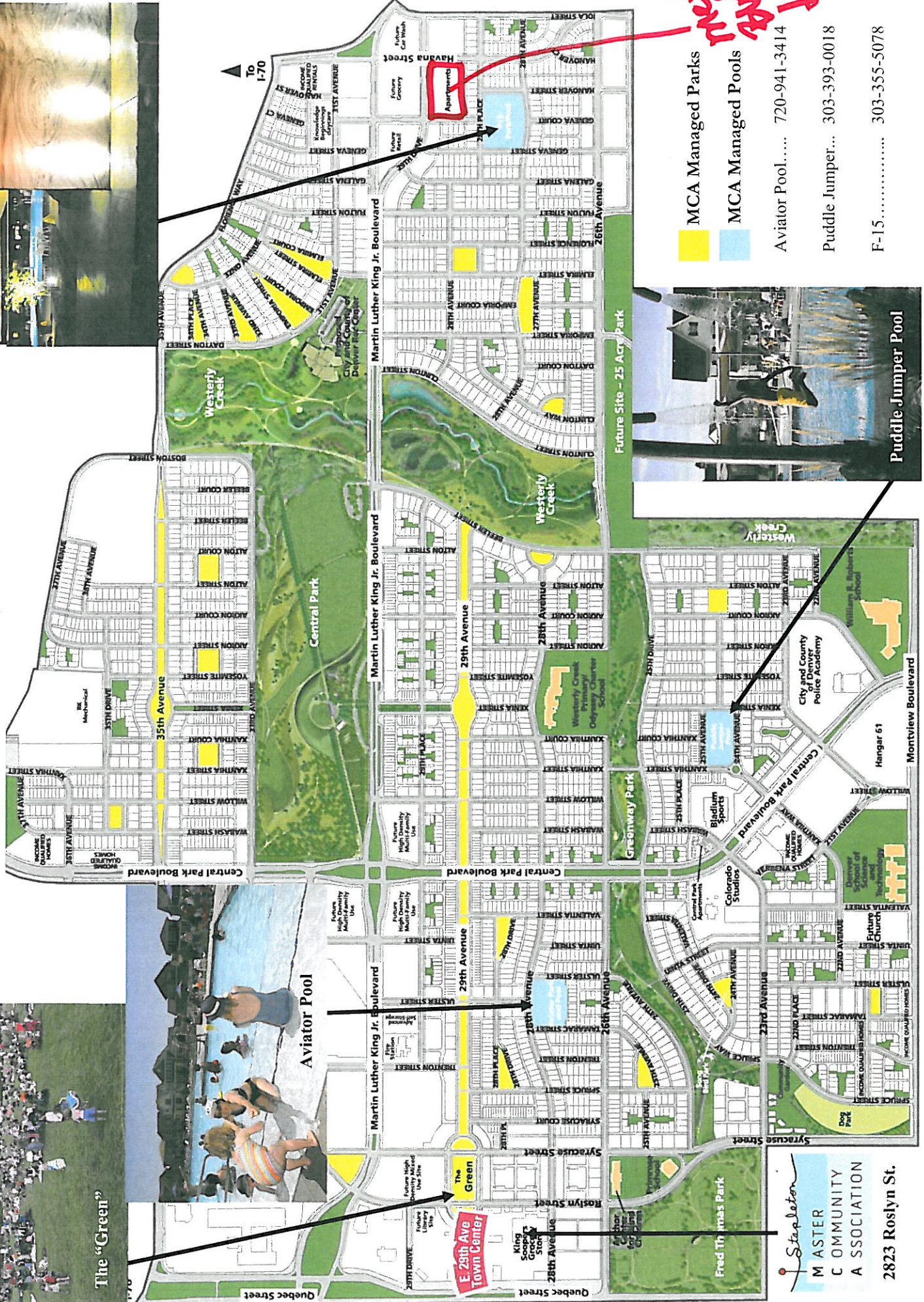
- The project meets 4 out of 7 Citywide Housing Priorities.
- Bluff Lake Apt was designated by the Mayor and City Council as a Proclamation Project to be developed to support Denver's Road Home.
- This development will assist Stapleton Redevelopment Authority with meeting its affordability requirements.
- Investment will provide 40 years of affordable rental housing for residents of Denver.



F-15 Pool



Stapleton



- MCA Managed Parks
- MCA Managed Pools

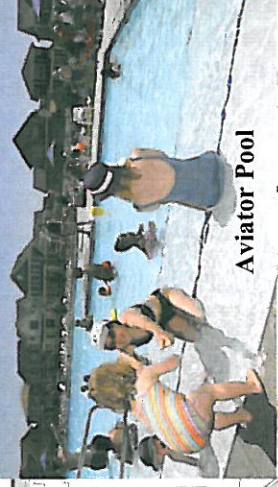
Aviator Pool.... 720-941-3414
 Puddle Jumper... 303-393-0018
 F-15..... 303-355-5078



Puddle Jumper Pool



The "Green"



Aviator Pool

Stapleton
 MASTER
 COMMUNITY
 ASSOCIATION
 2823 Roslyn St.